064.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	802,400 / 802,400
					USE VALUE:	802,400 / 802,400
					ASSESSED:	802,400 / 802,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	RANGELEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZOELLER RAPHAEL/KAREN
Owner 2:	
Owner 3:	
Street 1:	6 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TACCINI ALBERT N & MARIE R -
Owner 2:	-
Street 1:	32 RANGELEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2421 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4128.000	421,700		380,700	802,400
Total Card	0.095	421,700		380,700	802,400
Total Parcel	0.095	421,700		380,700	802,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.43 | /Parcel: 331.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	41181
GIS Ref	
GIS Ref	
Insp Date	02/13/20

!5555!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 064.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	505,700	0	4,128.	380,700	886,400	886,400	Year End Roll	12/18/2019
2019	104	FV	375,800	0	4,128.	353,500	729,300	729,300	Year End Roll	1/3/2019
2018	104	FV	375,800	0	4,128.	353,500	729,300	729,300	Year End Roll	12/20/2017
2017	104	FV	352,400	0	4,128.	310,000	662,400	662,400	Year End Roll	1/3/2017
2016	104	FV	352,400	0	4,128.	282,800	635,200	635,200	Year End	1/4/2016
2015	104	FV	314,000	0	4,128.	250,200	564,200	564,200	Year End Roll	12/11/2014
2014	104	FV	314,000	0	4,128.	236,600	550,600	550,600	Year End Roll	12/16/2013
2013	104	FV	326,700	0	4,128.	225,100	551,800	551,800		12/13/2012

PRINT

Date	Time
12/10/20	20:25:40

LAST REV

Date	Time
02/21/20	09:54:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5555

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TACCINI ALBERT	38575-371		3/28/2003		547,500	No	No		
	11851-198		6/26/1970			No	No		N

USER DEFINED

Prior Id # 1:	41181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2014	1266	Porch	8,000		9/29/2014			Remove and replace
4/11/2003	261	Wood Dec	3,000					
9/29/1997	588	Manual	8,358					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2020	Inspected	PT	Paul T
11/17/2018	MEAS&NOTICE	BS	Barbara S
4/13/2009	Measured	372	PATRIOT
7/14/2003	MLS	HC	Helen Chinal
10/5/1999	Meas/Inspect	263	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4128		Sq. Ft.	Site		0	70.	1.32	12									380,687						380,700	

Total AC/HA: 0.09477 | Total SF/SM: 4128 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 380,687 | Spl Credit | Total: 380,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08370507
Const Adj.:	0.98490196
Adj $ / SQ:	181.448
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611104
Depreciation:	189442
Depreciated Total:	421662

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

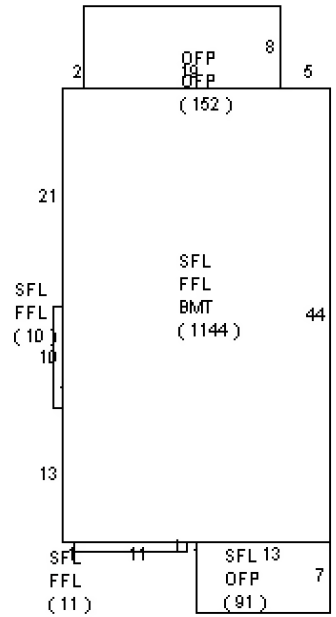
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.45
Special Features:	0	Val/Su Net:	106.49
Final Total:	421700	Val/Su SzAd	174.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,256	181.450	227,899
FFL	First Floor	1,165	181.450	211,387
BMT	Basement	1,144	54.430	62,273
OFP	Open Porch	395	20.370	8,044
	Net Sketched Area:	3,960	Total:	509,603
Size Ad	2421	Gross Are	3960	FinArea 2421

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

064.0-0001-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: